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3 Nevada Bar No. 004417 December 17, 2009
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9 and

10 MARK S. BOSCO, ESQ.

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15 Telephone: (602) 255-6000

16 Wells Fargo Bank, N.A.

17 09-77166

18 UNITED STATES BANKRUPTCY COURT

19 DISTRICT OF NEVADA

20 In Re:

21 Mohsen Kimyae and Mikhak Ranjbar

22 Debtors.

23 BK-S-09-12371-lbr

24 Date: 11/23/2009

25 Time: 10:30 am

26 Chapter 7

27 **ORDER VACATING AUTOMATIC STAY**28 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the
29 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to
30 Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject
31 property, generally described as 9350 Leafhopper Court, Las Vegas, NV 89178, and legally described
32 as follows:

1 Parcel One:

2 Lot 44, Block I, Fort Apache Cactus, as shown by map thereof on file in book 131 of Plats, Page
3 82 in the Office of the County Recorder of Clark County, Nevada.

4 Parcel Two:

5 A non-exclusive easement for ingress, egress, use and enjoyment and public utility
6 purposes on, over and across the private streets and common area on the map referenced
hereinabove, which easement is appurtenant to Parcel One.

7 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**
8 **give Debtors at least five business days' notice of the time, place and date of sale.**

9 DATED this 8th day of December 2009

10 Submitted by:

11 **WILDE & ASSOCIATES**

12 By: Gregory L. Wilde, Esq.
13 **Gregory L. Wilde, Esq.**
14 Attorney for Secured Creditor
208 South Jones Boulevard
15 Las Vegas, Nevada 89107

16 APPROVED / DISAPPROVED

17 By: _____
18 Melissa S. Cain
3080 S. Durango Suite 103
19 Las Vegas, NV 89117
20 Attorney for Debtor(s)

21 Nevada Bar No: _____

22 APPROVED / DISAPPROVED

23 By: _____
24 James F. Lisowski, Sr.
P.O Box 95695
25 Las Vegas, NV 89193
26 Chapter 7 Trustee

1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 The court waived the requirements of LR 9021.4 No parties appeared or filed written objections, and there is no trustee appointed in the case.5 I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any
unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
and each has approved or disapproved the order, or failed to respond, as indicated below
(list each party and whether the party has approved, disapproved, or failed to respond to the
document):

7 (List Parties)

8 Debtor's counsel:

9 approved the form of this order disapproved the form of this order10 waived the right to review the order and/or failed to respond to the document11 appeared at the hearing, waived the right to review the order12 matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 approved the form of this order disapproved the form of this order15 waived the right to review the order and/or failed to respond to the document

16 Other Party: _____

17 approved the form of this order disapproved the form of this order18 waived the right to review the order and/or failed to respond to the document

19 Breach Order:

20 This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which
22 they have not replied

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

26 Gregory L. Wilde, Esq.

Attorney for Secured Creditor